TRACT 55 IN OR 2092/1296
R787407
LEE STONER SHORES 1 UNR

EVERLASTING BLUE LLC/BARNES CARMEN D
2822 BROWARD ROAD
JACKSONVILLE, FL 32218

2023

37-1N-25-296A-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

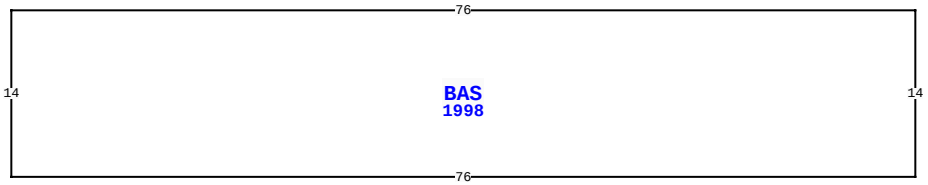
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	32,400
TOTALS	1,064		1,064	32,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	97.6000	63.44	67,500	1989	2000	0	0	0	52.00	48.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



54118 LEE STONER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	32,400
TOTAL MARKET OB/XF VALUE	96
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	77,496
SOH/AGL Deduction	475
ASSESSED VALUE	77,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,021
TOTAL JUST VALUE	77,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/1706	11/30/2021	WD	Q	I	01	85,000
GRANTOR: BARNES JOSHUA & CARME						
GRANTEE: EVERLASTING BLUE LL						
2092/1296	12/06/2016	WD	Q	I	01	48,000
GRANTOR: HICKEN DORIS A						
GRANTEE: BARNES JOSHUA & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S14 E76 N14 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	2000	2000	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 96

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0		RM	100.00	440.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/02/2016 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS